

APPROVED: MEETING NO. 20-85

ATTEST: *Helen M. Heneghan*

MAYOR AND COUNCIL
ROCKVILLE, MARYLAND
MEETING NO. 12-85

March 5, 1985

The Mayor and Council of Rockville, Maryland, convened in work session in the Council Chamber, Rockville City Hall, Maryland at Vinson Street, Rockville, Maryland on Tuesday, March 5, 1985, at 7:40 p.m.

PRESENT

Mayor Viola Hovsepian

Councilman Steve Abrams

Councilman Peter Hartogensis

Councilman John Tyner, II

ABSENT

Councilman Douglas Duncan
(abstained due to conflict of interest)

The Mayor in the Chair.

In attendance: City Manager Larry Blick; City Attorney Paul Glasgow; City Clerk Helen M. Heneghan

Re: Work Session on
Planning Area 12

Attending the Work Session are members of the Planning Commission, Chairman Don Boebel, and members Leah Barnett and James Vitol.

Councilman Hartogensis asked to read a statement concerning his Westmont decision. Councilman Hartogensis referred to his involvement with Westmont which began last June when he was a member of the Planning Commission. Councilman Hartogensis concluded from the testimony at the hearings that those who came forward do not want EDS sufficiently to meet its demands. Therefore, he supports residential development on the 50 acre tract east of the lake. He would allow

the northeast quadrant, adjacent to Dogwood Park, to be developed either as light industrial, residential or additional park. He expressed his hope that EDS will reconsider its previous position and consider locating on a portion of the land immediately adjacent to I-270.

Issues discussed by the Mayor and Council

(A) Residential development options

- (1) Should residential development be permitted adjacent to I-270?

Council voted 3 to 1 (Mayor Hovsepian voting nay) that there should be no residential development adjacent to I-270.

- (2) Should residential development be encouraged to take place north of Ritchie Parkway?

The Council agreed this should be encouraged.

- (3) Should there be residential development south of Ritchie Parkway, east of the lake?

The Mayor and Council said there should no residential development south of Ritchie Parkway, east of the lake. (Councilman Hartogensis voting nay)

(B) Industrial park development options

- (1) Should there be a mandatory residential component as a part of an industrial park development?

The Mayor and Council agreed to this.

- (2) Is an all industrial park development option acceptable to the Council?

The Mayor and Council agreed it should be changed to Mix Use Development.

The majority of the Council agreed to 2.1 million square feet in development. Councilman Abrams suggested that at 1.6 million there be a study of the verification so the City can come in at that time and do what needs to be done. The Council reviewed the comparison of the points of agreement between Westmont Associates, North Farm and the Planning Commission Plan. They also reviewed the development staging consumption and training mechanisms. In addition to

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reviewing the public facilities and amenities in the Planning Commission recommended Master Plan. In reviewing the public park land and open space, the Council was interested in the maintenance and continuity of the public space. Councilman Abrams asked the staff to come back with a concept instead of an exact number of acres, but it was the Council's feeling that the staff should couple private and public open spaces to achieve a 50% use.

Re: Adjournment

There being no further business to come before the Mayor and Council in work session, the meeting was adjourned at 11:35 p.m. to convene again in Executive Session on Thursday, March 7, 1985, at 7:00 a.m.